010.0	0005	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,500 / 963,500
					USE VALUE:	963,500 / 963,500
					ASSESSED:	963,500 / 963,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	A.B.G.C. FRIENDS INC.
Owner 2:	
Owner 3:	
Street 1:	C/O DEREK CURRAN
Street 2:	60 POND LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAND DENNIS/ANNE -
Owner 2:	-
Street 1:	51 POND LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,803 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1905, having primarily Wood Shingle Exterior and 2026 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4803.000	399,400		564,100	963,500
Total Card	0.110	399,400		564,100	963,500
Total Parcel	0.110	399,400		564,100	963,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.57 | /Parcel: 475.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 8510

GIS Ref

GIS Ref

Insp Date 11/04/17

!965!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	399,500	0	4,803.	564,100	963,600	963,600	Year End Roll	12/18/2019
2019	104	FV	312,200	0	4,803.	599,300	911,500	911,500	Year End Roll	1/3/2019
2018	104	FV	312,200	0	4,803.	437,200	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	293,100	0	4,803.	380,800	673,900	673,900	Year End Roll	1/3/2017
2016	104	FV	293,100	0	4,803.	324,400	617,500	617,500	Year End	1/4/2016
2015	104	FV	261,900	0	4,803.	317,300	579,200	579,200	Year End Roll	12/11/2014
2014	104	FV	261,900	0	4,803.	260,900	522,800	522,800	Year End Roll	12/16/2013
2013	104	FV	272,200	0	4,803.	248,200	520,400	520,400		12/13/2012

PRINT

Date	Time
12/10/20	16:39:41

LAST REV

Date	Time
03/27/20	09:48:39
danam	
965	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAND DENNIS/A	1248-46		2/8/2002		485,000	No	No		
BRIAND ELAINE	1229-51		10/30/2000		330,000	No	No		
	376-449		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	231	Insulate	9,000	C				
6/3/2002	404	Redo Bat	12,000	O		G4	GR FY04	REMODEL BATH-REPLA

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
9/27/1999	Meas/Inspect	243	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4803		Sq. Ft.	Site		0	80.	1.47	1			View	25					564,088						564,100	

Total AC/HA: 0.11026 | Total SF/SM: 4803 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 564,088 | Spl Credit | Total: 564,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16826248
Const Adj.:	0.99190086
Adj $ / SQ:	196.996
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578789
Depreciation:	179424
Depreciated Total:	399364

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

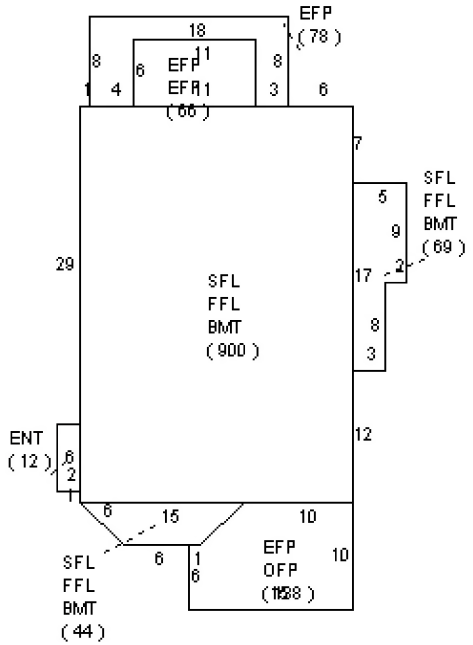
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.00
Special Features:	0	Val/Su Net:	112.92
Final Total:	399400	Val/Su SzAd	197.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,013	59.100	59,867
FFL	First Floor	1,013	197.000	199,557
SFL	Second Floor	1,013	197.000	199,557
EFP	Enclos Porch	348	34.760	12,098
OFP	Open Porch	138	28.230	3,895
ENT	ENTRY	12	26.190	314

Net Sketched Area:	3,537			Total:	475,288
Size Ad	2026	Gross Are	3537	FinArea	2026

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

010.0-0005-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	